

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.30 (NEW COMMUNITY PLANS), CHAPTER 21.40 (INFILL COMMUNITY PLANS), CHAPTER 21.50 (BUILDING SCALE PLANS), CHAPTER 21.70 (DEFINITIONS OF TERMS), AND CHAPTER 21.80 (TABLES) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS, TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS, AND TO ADD STANDARDS FOR A NEW TRANSECT ZONE; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE

WHEREAS, the City Council of the City of El Paso, by Ordinance 016945 approved on June 29, 2008, adopted Title 21 (SmartCode), and added Title 21 to the El Paso City Code; and

WHEREAS, Title 21 of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the amendments will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in The Plan for El Paso; and

WHEREAS, the El Paso City Council finds that the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the City of El Paso's SmartCode requires calibration to the local character of the place and local conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.030 (Community types), of the El Paso City Code is amended as follows:

21.30.030 - New community types.

A. Clustered Land Development (CLD).

1. A clustered land development (CLD) shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.
2. A CLD shall include transect zones as allocated on Table 14a. A minimum of fifty percent of the community shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

B. Traditional Neighborhood Development (TND).

1. A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres.
2. A TND shall include transect zones as allocated on Table 14a.
3. Larger sites shall be designed and developed as multiple communities, each subject to the individual transect zone requirements for its type as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
4. In the T-4 and T4-O General Urban Zones, a minimum residential mix of three building disposition types (none less than twenty percent) shall be required, selected from Table 9.

C. Regional Center Development (RCD).

1. A regional center development (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.
2. An RCD shall include transect zones as allocated on Table 14a.
3. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual transect zone requirements for TND as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.

D. Transit-Oriented Development (TOD) Overlay.

1. Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be designated in whole or in part with a TOD overlay ~~and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4)~~ and may include, at a maximum in a General Urban setting, an allocation of transect zones per pedestrian shed, building height, and density as follows: T3 (Sub-Urban Zone) 60%, 2.5 stories, 20 dwelling units per acre; T4 (General Urban Zone) 50%, 3 stories, 35 dwelling units per acre maximum; T4O (General Urban Zone-Open) 40%, 4 stories, 50 dwelling units per acre maximum; T5 (Urban Center Zone) 30%, 5 stories, 70 dwelling units per acre maximum; T5O (Urban Center Zone-Open) 30%, 8 stories, 100 dwelling units per acre maximum.
2. A proposed TOD overlay shall be clearly indicated on a new community regulating plan and shall be subject to approval by the City Council concurrently with approval of, or amendment to, a SmartCode Zone.

E. Airport Resort Development (ARD)

1. An Airport Resort Development (ARD) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 160 acres.
2. An ARD shall include Special Districts as allocated on Table 16a.
3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

F. Airport Employment Development (AED)

1. An Airport Employment Development (AED) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 180 acres.
2. An AED shall include Special Districts as allocated on Table 16a.
3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

SECTION 2. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.050 (Civic zones), of the El Paso City Code is amended as follows:

21.30.050 - Civic zones.

A. General.

1. Civic zones dedicated for public use shall be required for each new community plan and designated on the new community regulating plan as civic space (CS) or civic building (CB). Property designated as a civic zone must also be assigned to a transect zone.
2. Civic space zones are public sites permanently dedicated to open space.
3. Civic building zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the City Council.
4. When a warrant is required by Table 14e, a civic zone may be permitted by warrant if it does not occupy more than twenty percent of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.30.060.

B. Civic Zones Specific to T1 and T2 Zones.

1. Civic buildings and civic spaces within T1 Natural and T2 Rural Zones shall be permitted only when approved by City Council when the regulating plan is approved.

C. Civic Space (CS) Specific to T3—T6 Zones.

1. Each pedestrian shed shall assign at least five percent of its urbanized area to civic space.
2. Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e.
3. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the civic space allocation and shall conform to the civic space types specified in Table 13a or 13b.
4. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c, or 13d.
5. Within eight hundred feet of every lot in residential use, a civic space designed and equipped as a playground shall be provided. A playground shall conform to Table 13e.
6. Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds.
7. Civic spaces may be permitted within special districts by warrant, but may not exceed fifty percent of the special district.
8. Parks may be permitted in Transect Zones T4, T4-O, T5, T5O and T6 by warrant, provided that they meet the following criteria:
 - a. That the Parks and Recreation Director approves such request; and
 - b. That the edges of the park be completely bounded by building frontages, like with squares.

D. Civic Buildings (CB) Specific to T3-T6 Zones.

1. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop.
 2. One civic building lot shall be reserved for an elementary school. The school site may be within any transect zone. Any playing fields should be outside the pedestrian shed.
 3. Reserved.
 4. Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed.
 5. Civic building sites should be located within or adjacent to a civic space, or at the axial termination of a significant thoroughfare.
 6. Civic buildings shall be subject to the standards of Chapter 21.50.
 7. Civic buildings may also be permitted within special districts.
- E. Civic Space (CS) Specific to SD3-SD5 Special Districts.
1. Civic Spaces shall be designed as generally described in Table 13, and distributed throughout Special Districts as described in Table 16e.
 2. Civic Spaces may be permitted within Special Districts by Right, but may not exceed 50% of the Airport Community Type.
 3. Playgrounds are not required in SD3-SD5 because of FAA limitations on residential.
 4. AED pedestrian sheds shall assign at least two and one half percent of their urbanized area to civic space.
 5. ARD pedestrian sheds shall assign at least five percent of their urbanized area to civic space. Butterfield Trail Golf Club may contribute to the civic space requirement in an ARD.

SECTION 3. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.070 (Thoroughfare standards), of the El Paso City Code is amended as follows:

21.30.070 - Thoroughfare standards.

A. General.

1. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
2. Thoroughfares shall generally consist of two parts: vehicular lanes and public frontages.
3. Thoroughfares shall be designed in context with the urban form and desired design speed of the transect zones through which they pass. The public frontages of thoroughfares that pass from one transect zone to another shall be adjusted accordingly or, alternatively, the transect zone may follow the alignment of the thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
4. Within the most rural zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban transect zones (T3 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.

5. The thoroughfare network shall be designed to define blocks not exceeding the size prescribed in Table 14c and Table 16c. The perimeter shall be measured as the sum of lot frontage lines. Block perimeter at the edge of the development parcel shall be subject to approval by warrant, if the deviation allowed by the warrant is no more than twenty percent from the standard specified in Table 14c and Table 16c.
6. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by warrant only where there are exceptional topographic conditions that do not allow through connections.
7. Each lot shall enfront a vehicular thoroughfare, except that twenty percent of the lots within each transect zone may enfront a passage. By Warrant, lots within each transect zone that enfront both a passage and an *Ephemeral Stream* shall not be counted towards the twenty percent maximum.
8. Thoroughfares along a designated B-Grid may be exempted by warrant from one or more of the specified public frontage or private frontage requirements, if at least one of the requirements specified in Tables 4a, 4b and 7 are met. See Table 4a and Table 7.
9. Reserved.
10. The standards for thoroughfares within special districts shall be determined by City Council when the regulating plan is approved, except the Airport Special Districts Thoroughfare standards may be determined from Tables 3a, 3b, 4a, 4b and 4c.

B. Vehicular Lanes.

1. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.
2. A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

C. Public Frontages.

1. General to all Zones T1, T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD1, SD2, SD3, SD4, SD5.
 - a. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, bike lanes and street trees.
 - b. Public frontages shall be designed as shown in Table 4A and Table 4B and allocated within transect zones as specified in Table 14d and Special Districts as specified in Table 16d.
 - c. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by warrant to accommodate specific site conditions, if it is within a twenty percent deviation.
2. Specific to Zones T1, T2, T3.
 - a. The public frontage shall include native trees of various species, naturalistically clustered, as well as understory.
 - b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.

3. Specific to Zones T4, T4-O, T5, T5O, T6.
 - a. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
4. Specific to Zone T4.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
5. Specific to Zones T4-O, T5, T5O, T6.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single species with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

SECTION 4. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.100 (Environmental standards), of the El Paso City Code is amended as follows:

21.30.100 - Environmental standards.

A. General.

1. Transect zones manifest a range of natural and urban conditions. In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3) and the built environment shall have priority in the more urban zones (T4-T6).
 - a. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
 - b. Rain gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, plazas and other impervious surfaces.
 - c. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for sidewalks, parking lots, and plazas to infiltrate stormwater.
2. There shall be designated ephemeral streams, generating a stream buffer subject to a standard for crossing and protection of its riparian condition as specified below for each transect zone.
3. There shall be designated wetlands subject to a standard of restoration, retention, and mitigation as specified below for each transect zone.

B. Environmental Contamination

1. The level of contamination on Brownfield sites may impact and limit the ability to comply with all standards established under this Title, although the form of a particular set of transects may still be appropriate. If the Texas Commission on Environmental Quality (TCEQ) or the Environmental Protection Agency (EPA) has placed environmental restrictions on a designated Brownfield site, then by Warrant, the following modifications may be granted provided that such modifications are necessary and attributable solely to the environmental restrictions and would still allow for the Brownfield site to be developed under the remaining requirements of this Title.
 - a. The acreage requirements of Section 21.30.030,

- b. Removal of certain uses in Table 12,
- c. Allocation of zones in Table 14a,
- d. Block size requirements of Table 14c, specifically where contamination is contained.

C. Specific to Zones T1, T2.

1. Within T1 Zones and T2 Zones, the encroachment and modification of natural conditions listed in Section 21.30.100(F)(1) shall be limited according to applicable local, state and federal law.
2. The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.
3. Wetlands shall be retained and restored if in a degraded condition. Additional buffers shall be maintained at one hundred feet. Wetland buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.

D. Specific to Zones T1, T2, T3.

1. Stormwater management on thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

E. Specific to Zones T3, T4, T4-O. Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.

F. Specific to Zone T3.

1. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions in the categories below. The alteration of such conditions shall be limited according to local, state and federal law.

- a. Surface waterbodies;
- b. Protected wetlands;
- c. Protected habitat;
- d. Riparian corridors;
- e. Purchased open space;
- f. Conservation easements;
- g. Transportation corridors;
- h. Areas residual to clustered land development (CLD);
- i. Floodplain, including special flood hazard areas;
- j. Steep slopes.

2. The stream buffer shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures, except that thoroughfare crossings may be permitted.

3. Wetlands shall be retained and restored if in degraded condition. Additional buffers shall be maintained at fifty feet. Buffers shall be free of structures or other modifications to the natural landscape. Thoroughfare crossings

shall be permitted only when approved by City Council as part of the regulating plan.

G. Specific to Zone T4.

1. Within T4 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall be mitigated off-site.
2. The stream buffers shall extend fifty feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers and streams of all classes may be crossed by thoroughfares as required by the thoroughfare network.
3. Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. Thoroughfare crossings may be permitted.

H. Specific to Zones T4-O, T5.

1. Within T4-O and T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F) (1). The alteration of such conditions should be mitigated off-site.
2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed by thoroughfares as required by the thoroughfare network.
3. Wetlands may be modified if mitigated off-site at a two to one ratio. Thoroughfare crossings shall be permitted by right.

I. Specific to Zones T5O, T6.

1. Within T5O and T6 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall not require off-site mitigation.
2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed or enclosed by thoroughfares as required by the thoroughfare network.
3. Wetlands may be modified, not requiring off-site mitigation. Thoroughfare crossings shall be permitted by right.

J. Specific to Zones T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5.

1. Stormwater management on thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

SECTION 5. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Scale Plans), Section 21.40.020 (Community types), of the El Paso City Code is amended as follows:

21.40.020 - Infill community types.

- A. Infill regulating plans shall encompass one or more of the following infill community types. The allocation percentages of Table 14a do not apply.
- B. Infill TND (Traditional Neighborhood Development).
 - 1. An infill TND shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.
 - 2. The edges of an infill TND should blend into adjacent neighborhoods and/or a downtown without buffers.
- C. Infill RCD (Regional Center Development).
 - 1. An infill RCD should be assigned to urban core areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.
 - 2. The edges of an infill RCD should blend into adjacent neighborhoods without buffers.
- D. Infill TOD (Transit-Oriented Development) Overlay.
 - 1. Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be designated in whole or in part with a TOD overlay and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).
 - 2. A proposed TOD overlay shall be clearly indicated on an infill regulating plan and shall be subject to approval by the City Council concurrently with approval of, or amendment to, a SmartCode Zone.
- E. Infill RCD – Airport (Regional Center Development).
 - 1. An infill RCD – Airport should be assigned to urban core areas that are within one mile of the airport terminal, or along the Montana BRT route. An infill RCD – Airport shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.
 - 2. The edges of an infill RCD – Airport should blend into adjacent neighborhoods without buffers.

SECTION 6. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Scale Plans), Section 21.40.060 (Pre-existing conditions), of the El Paso City Code is amended as follows:

21.40.060 - Pre-existing conditions.

- A. Existing buildings and appurtenances that do not conform to the provisions of this Title may continue in the same use and form until a substantial modification occurs or is requested, at which time the consolidated review committee (CRC) shall determine the provisions of this section that shall apply.
- B. Reserved.

- C. The modification of existing buildings or the improvement of thoroughfares is permitted by right if such changes result in greater conformance with the specifications of this Title.
- D. Where buildings exist on adjacent lots, the CRC may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this Title.
- E. Reserved.
- F. The restoration or rehabilitation of an existing building shall not require the provision of: (a) parking in addition to that existing, or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Title may be reduced as provided by Tables 10 and 11.

SECTION 7. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.060 (Building disposition), of the El Paso City Code is amended as follows:

21.50.060 - Building disposition.

- A. Reserved.
- B. Specific to Zones T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Newly platted lots shall be dimensioned according to Table 14f, Table 16f and Table 15.
 - a. Only one (1) building in excess of 200 feet shall be permitted in a single pedestrian shed. The width may be adjusted by Warrant up to 10%.
 - 2. Building disposition types shall be as shown in Table 9.
 - 3. Buildings shall be disposed in relation to the boundaries of their lots according to Table 14g, Table 16g and Table 15.
 - 4. One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 17c.
 - 5. Lot coverage by building shall not exceed that recorded in Table 14f, Table 16f and Table 15.
 - 6. Facades shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, Table 16g and Table 15.
 - 7. Setbacks for principal buildings shall be as shown in Table 14g, Table 16g and Table 15. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may otherwise be adjusted by warrant provided it does not exceed a ten percent deviation.
 - 8. Rear setbacks for outbuildings shall be a minimum of twelve feet measured from the centerline of the rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback shall be as shown in Table 14h, Table 16h and Table 15.
 - 9. To accommodate building on slopes over ten percent, relief from front setback requirements is available by warrant provided it does not exceed a twenty percent deviation.
- C. Specific to Zones T5, T5O, T6 and Special Districts SD3, SD4.
 - 1. The principal entrance shall be on a frontage line.

SECTION 8. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.070 (Building configuration), of the El Paso City Code is amended as follows:

21.50.070 - Building configuration.

- A. General to Zones T2, T3, T4, T4-O, T5, T5Q, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. The private frontage of buildings shall conform to and be allocated in accordance with Table 7, Table 14j and Table 16i.
 - 2. Buildings on corner lots shall have two private frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.
 - 3. Building Heights and Stepbacks shall conform to Table 8, Table 14k, and Table 16j.
 - 4. Stories may not exceed fourteen feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of twenty-five feet. A single floor level exceeding fourteen feet, or twenty-five feet at ground level, shall be counted as two stories. Mezzanines extending beyond thirty-three percent of the floor area shall be counted as an additional floor.
 - 5. In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
 - 6. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
- B. Specific to Zones T2, T3, T4, T4-O, T5, T5Q.
 - 1. The minimum size of a dwelling within a principal building shall be three hundred sq. ft. in interior space. Outbuildings may be any size, not to exceed four hundred forty sq. ft.
- C. Specific to Zone T3.
 - 1. No portion of the private frontage may encroach the sidewalk.
 - 2. Open porches may encroach the first layer fifty percent of its depth. (Table 17d).
 - 3. Balconies and bay windows may encroach the first layer twenty-five percent of its depth.
- D. Specific to Zone T4.
 - 1. Balconies, open porches and bay windows may encroach the first layer fifty percent of its depth. (Table 17d).
 - 2. Awnings and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
- E. Specific to Zone T4-O.
 - 1. Building heights shall be a minimum of 20 feet at the Frontage Line.
- F. Specific to Zones T4-O, T5, T5Q, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
 - 2. Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer one hundred percent of its depth. Balconies and bay windows may encroach the sidewalk twenty-five percent of its depth. (Table 17d).
 - 3. Reserved.
 - 4. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built coplanar with the facade.
 - 5. Streetscreens should be between 3.5 and eight feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- G. Specific to Special Districts SD3, SD4, SD5.
 - 1. Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the airport. Exclusions to this rule may be permitted by the department of aviation.

2. Building heights may further be limited by the EPIA Regulating Plan.
- H. Specific to Special District SD5.
 1. Building heights shall be limited to seventy feet.

SECTION 9. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.080 (Building function), of the El Paso City Code is amended as follows:

21.50.080 - Building function.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Buildings in each transect zone shall conform to the functions on Table 10, Table 12, Table 14l and Table 16k.
- B. Specific to Zones T2, T3.
 1. Accessory functions of restricted lodging or restricted office shall be permitted within an outbuilding. See Table 10.
- C. Specific to Zones T4, T4-O, T5, T5O.
 1. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Outbuilding. See Table 10.
- D. Specific to Zones T5, T5O, T6 and Special Districts SD3, SD4, SD6.
 1. First story commercial functions shall be permitted.
 2. Manufacturing functions within the first story may be permitted by variance.

SECTION 10. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.090 (Parking and density calculations), of the El Paso City Code is amended as follows:

21.50.090 - Parking and density calculations.

- A. Specific to Zones T2, T3.
 1. Buildable density on a lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 10.
- B. Specific to Zones T4, T4-O, T5, T5O, T6, and Special District SD6.
 1. Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.
 2. The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.
 3. Based on the effective parking available, the density of the projected function may be determined according to Table 10.
 4. ~~Within the overlay area of a transit-oriented development (TOD), the effective parking may be further adjusted upward by thirty percent (see Sections 21.30.030 and 21.40.020).~~
 5. The total density within each transect zone or Special District shall not exceed that specified by an approved New Community Regulating Plan based on Chapter 21.30 or Infill Regulating Plan based on Chapter 21.40.

- 65. Accessory units do not count toward density calculations.
- 76. Liner buildings less than thirty feet deep and no more than two stories shall be exempt from parking requirements.

SECTION 11. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.100 (Parking location standards), of the El Paso City Code is amended as follows:

21.50.100 - Parking location standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
 - 2. Open parking areas shall be masked from the frontage by a building or streetscreen.
 - 3. For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.
- B. Specific to Zones T2, T3.
 - 1. Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs and unpaved parking areas may be located at the first lot layer. (Table 17d)
 - 2. Garages shall be located at the third lot layer except that side- or rear-entry types may be allowed in the first or second lot layer.
- C. Specific to Zones T3, T4.
 - 1. Driveways at frontages shall be no wider than ten feet in the first layer. (Table 3B-f)
- D. Specific to Zone T4.
 - 1. All parking areas and garages shall be located at the third layer.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD6.
 - 1. All parking lots, garages, and parking structures shall be located at the second or third lot layer. (Table 17d)
 - 2. Vehicular entrances to parking lots, garages, and parking structures shall be no wider than twenty-four feet at the frontage.
 - 3. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground garage levels which may be exited by pedestrians directly into a building.
 - 4. Parking structures on A-Grids shall have liner buildings lining the first and second stories.
 - 5. A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.

SECTION 12. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.110 (Landscape standards), of the El Paso City Code is amended as follows:

21.50.110 - Landscape standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f.
- B. Specific to Zones T2, T3, T4.
 - 1. The first layer may not be paved, with the exception of driveways as specified in Section 21.50.100(B) and Section 21.50.100(C). (Table 17d)
- C. Specific to Zone T3.
 - 1. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion thereof. (Table 17d)
 - 2. Trees may be of single or multiple species as shown on Table 6.
 - 3. Trees shall be naturalistically clustered.
 - 4. Lawns may be permitted provided they are composed of native or non-native adapted species.
- D. Specific to Zone T4.
 - 1. A minimum of one tree shall be planted within the first layer or each forty feet of frontage line or portion thereof. (Table 17d)
 - 2. The species shall be a single species to match the species of street trees on the public frontage, or as shown on Table 6.
 - 3. Lawns may be permitted provided they are composed of native or non-native adapted species.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special District SD6.
 - 1. Trees shall not be required in the first layer.
 - 2. The first layer may be paved to match the pavement of the public frontage.
- F. General to Special Districts SD3, SD4, SD5, SD6.
 - 1. Site and landscape design standards.
 - a. The spacing and placement of plants shall be adequate and appropriate for species size at maturity and/or for the grouping of a single plant species.
 - b. All proposed street trees shall be centered a minimum of five feet clear of underground utilities, utility meters, and service lines.
 - c. Proposed trees shall be a minimum height of ten feet.
 - d. Proposed street tree height and type shall be appropriate for the frontage conditions.
 - e. Trees with existing or potential canopy covering sidewalks, driveways, paths, plazas, alleys, lanes, parking space or street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight feet for sidewalks and paths, twelve feet for driveways, parking spaces and streets, and fifteen feet for loading areas, exclusive of tree grates or planting areas with gravel mulch.
 - f. Vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first layer.
 - g. Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 - i. Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.
 - ii. Hiking trails and/or traces in T1.
 - iii. Clay or sand surfaces associated with recreation fields and facilities.
 - h. All required landscape areas shall be irrigated by an automatic underground irrigation system, drip irrigation or soaker hose.

- i. Where possible and practical, bubbler and drip irrigation systems shall be utilized.
 - j. Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
 - k. Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Hydrophilic plants are required in basin areas prone to submersion.
 - l. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
2. Landscape construction standards.
- a. Open spaces and civic space shall be protected with a temporary construction fence during all site work and construction activities unless alterations to them are otherwise specified by landscape grading plans.
 - b. The soil structure of wide planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
 - c. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
 - d. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
 - e. Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six inches before planting.
 - f. Plants shall have normal, well-developed branches and vigorous root systems.
 - g. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.
3. Landscape maintenance.
- a. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
 - b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
 - c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 - i. Maintain and keep all screening and fencing in good condition at all times; and
 - ii. Maintain landscaping by keeping lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, and areas of naturally occurring vegetation and undergrowth; and
 - iii. Replace any required planting(s) which are significantly damaged, altogether removed, infested, disease ridden, or dead within one year or the next planting season, whichever occurs first, except in T1, and areas of naturally occurring vegetation and undergrowth.

G. Specific to Special Districts SD3 Airport T5.1 and SD4 Airport T5.2.

1. Trees shall not be required in the first layer.
 2. The first layer may be paved to match the pavement of the public frontage.
 3. Landscape islands in interior parking lots shall only occur at the end of drive aisles.
 4. Islands should be the minimum size for healthy growth for the specific species of tree.
 5. Porous paving materials are encouraged in order to increase storm water infiltration on site.
- H. Specific to Special District SD5 Airport Science and Technology.
1. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly along B Streets, and to buffer between the special district and the adjacent airport special districts.
 2. A street landscape border may include the sidewalk and shall be a minimum of ten feet in width, running the full length of the street property line bounding the site except for points of ingress and egress. The measurement starts at the right-of-way.
 3. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion thereof.
 4. Fifty percent or more of the street landscape border area must have shrubs and vegetative cover.
 5. An interior landscape border is located along common property lines and is required between SD5 Airport Science and Technology and an airport special district.
 6. Plants shall be five-gallon minimum and of a type that will maintain a screen at least thirty-six inches high. The plant chosen to provide screening must have a mature width that will provide an opaque screen.
 7. Fifty percent of the interior landscape border shall be equally covered with vegetation.
- J. Specific to Airport and MCA SD Parks. Parks shall be managed with appropriate low care and drought tolerant grasses cut high or uncut. Parks may be left with native vegetation only.
- K. Specific to Airport and MCA SD Greens. Greens shall be planted or managed with appropriate low care and drought tolerant turf grasses cut high.
- L. Specific to Airport and MCA SD Squares. Squares shall be carefully graded, leveled, and planted with sod.

SECTION 13. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.120 (Signage standards), of the El Paso City Code is amended as follows:

21.50.120 - Signage standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD6.
1. There shall be no signage permitted additional to that specified in this section.
 2. The address number, no more than six inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.
 - a. The address number within SD6 shall not be less than 4-1/2 inches.
- B. Specific to Zones T2, T3.
1. Signage shall not be illuminated.
- C. Specific to Zones T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
1. Signage shall be externally illuminated, except that signage within the shopfront glazing may be neon lit.
- D. Specific to Zones T2, T3, T4.

1. One blade sign for each business may be permanently installed perpendicular to the facade within the first layer. Such a sign shall not exceed a total of four square feet and shall clear eight feet above the sidewalk.
- E. Specific to Zones T4-O, T5, **T5O**, T6 and Special Districts SD4, SD5, SD6.
1. Blade signs, not to exceed six square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear eight feet above the sidewalk.
 2. A single external permanent sign band may be applied to the facade of each building, providing that such sign not exceed three feet in height by any length.
 3. Monument signs, not to exceed 6 ft. in height and 4 ft. in width shall be permitted for each Mixed-use Frontage. Such signs may contain the names of all tenant(s) or occupant(s) of the building and there shall be a maximum of one (1) monument sign per Frontage.
 - a. Monument signs may also be used for wayfinding. These shall be located at vehicular decision point junctures, and placed perpendicular to the Thoroughfare. Maximum size shall be 3'-9" wide by 5'-3" high.
- F. Specific to Special District SD6.
1. Signage shall be of quality, durable materials not subject to damage by decay or weathering. Rustic, unfinished or distressed wood; plastic; any oxidizing metal; clay or ceramic; or exposed paper or paperboard are considered unacceptable materials are specifically prohibited.
 2. Gateway Entrance Monuments shall be permitted at primary entrance intersections to the Medical Center of the Americas district.
 - a. Gateway Entrance Monument sign size shall be determined per site conditions by sign contractor and city engineer. Signs may be pylons or overhead signs. Image and text shall be limited to the Medical Center of the Americas corporate signature.
 3. Street signs for wayfinding shall be branded with the Medical Center of the Americas logo with street name.

SECTION 14. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.130 (Natural drainage standards), of the El Paso City Code is amended as follows:

21.50.130 - Natural drainage standards.

- A. General to Zones T3, T4, T4-O, T5, **T5O**, T6, SD6.
1. Buildings should be equipped with roofs of shallow four-inch soils and drought-tolerant plants. Buildings approved for intensive green roofs may hold soils deeper than four inches and larger plants and trees.
 2. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
 3. Green walls, if provided, shall be restricted to noninvasive species.
 4. Cisterns may be used to capture and recirculate stormwater from buildings.
- B. Specific to Zone T3.
1. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- C. Specific to Zones T3, T4, T4-O.
1. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
- D. Specific to Zones T4, T4-O, T5, **T5O**, T6, SD6.

1. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
2. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

SECTION 15. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.140 (Architectural standards), Paragraph A, of the El Paso City Code is amended as follows:

21.50.140 - Architectural standards.

A. General to Zones T3, T4, T4-O, T5, **T5O**, T6.

1. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
2. Street screens should be constructed of a material matching the adjacent building Facade.
3. All openings, including porches, Galleries, Arcades and windows, with the exception of Shop fronts, shall be square or vertical in proportion.
4. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
5. Doors and windows that operate as sliders are prohibited along Frontages.
6. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
7. The exterior finish material on all Facades shall be limited to brick, cementitious siding and/or stucco.
8. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
9. Balconies and porches shall be made of wrought iron or painted wood.
10. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.

B. General to Special Districts SD3, SD4, SD5.

1. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
2. Street screens should be constructed of a material matching the adjacent building facade.
3. Openings above the first story shall not exceed fifty percent of the total building wall area, with each facade being calculated independently.
4. Doors and windows that operate as sliders are prohibited along frontages.
5. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
6. Flat and low-slope roofs shall be enclosed by parapets a minimum of forty-two inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
7. The maximum amount of allowed wood shall be no more than ten percent and utilized only for accents.
8. Balconies and porches shall be made of painted wood or wrought iron.
9. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
10. Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.

11. Approval by director of aviation: The type of building construction proposed shall be subject to the written prior approval of the director of aviation as authorized agent of declarant. Tenant is encouraged to use natural material and native rock in the exterior elevations of improvements.
- C. Specific to Special Districts SD4 and SD5.
1. The exterior finish material on all facades shall be limited to stone, brick, and/or stucco.
 2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these standards. Pre-fabricated metal buildings are specifically prohibited.
- D. Specific to Special District SD6.
1. A minimum of fifteen percent of the exterior building facade materials on each elevation shall be brick, stone or stucco. The remainder of the facade shall be a combination of concrete, masonry, cementitious siding, or wood that has been treated to resist fire, rot, and insects.
 2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these standards. Pre-fabricated metal buildings are specifically prohibited.
 3. The first level exterior building façade materials on each elevation shall be brick, stone, concrete or stucco. The remainder of the façade shall be a combination of glass, concrete, masonry, or wood that has been treated to resist fire, rot, and insects.
 4. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these Standards. Pre-fabricated metal buildings are specifically prohibited.
 5. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
 6. Streetscreens should be constructed of a material matching the adjacent building Facade.
 7. Doors that operate as sliders are prohibited along Frontages.
 8. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
 9. Flat and low-slope roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
 10. Balconies and porches shall be made of painted wood, steel, wrought iron, or painted or integral color aluminum.
 11. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
 12. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.
 13. All south facing windows shall be shaded.

SECTION 16. That Title 21 (SmartCode), Chapter 21.70 (Definition of Terms), Section 21.70.010 (Definitions), of the El Paso City Code is amended to add the following definitions:

21.70.010 - Definitions.

“Promontory” means a small open space located at the edge of a bluff or cliff primarily for viewing the natural landscape.

“Rambla” means a linear open space between one-way streets that extends for at least three successive blocks.

SECTION 17. That Title 21 (SmartCode), Chapter 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.010, Table 1: Transect zone descriptions, be replaced in its entirety with Exhibit ‘A’.
2. That Section 21.80.030, Table 3A: Vehicular lane dimensions, be replaced in its entirety with Exhibit ‘B’.
3. That Section 21.80.040 - Table 3B: Vehicular lane and parking assemblies, be replaced in its entirety with Exhibit ‘C’.
4. That Section 21.80.050 - Table 4A: Public frontages—General, be replaced in its entirety with Exhibit ‘D’.
5. That Section 21.80.060 - Table 4B: Public frontages—Specific, be replaced in its entirety with Exhibit ‘E’.
6. That Section 21.80.070 - Table 4C: Thoroughfare assemblies, be replaced in its entirety with Exhibit ‘F’.
7. That Section 21.80.080 - Table 5: Public lighting, be replaced in its entirety with Exhibit ‘G’.
8. That Section 21.80.090 - Table 6: Public planting, be replaced in its entirety with Exhibit ‘H’.
9. That Section 21.80.100 - Table 7: Private frontages, be replaced in its entirety with Exhibit ‘I’.
10. That Section 21.80.110 - Table 8: Building configuration, be replaced in its entirety with Exhibit ‘J’.
11. That Section 21.80.120 - Table 9: Building disposition, be replaced in its entirety with Exhibit ‘K’.
12. That Section 21.80.130 - Table 10: Building function—General and Section 21.80.140 - Table 11: Parking calculations, be replaced in its entirety with Exhibit ‘L’.
13. That Section 21.80.150 - Table 12: Specific function and use, be replaced in its entirety with Exhibit ‘M’.
14. That Section 21.80.160 - Table 13: Civic space, be replaced in its entirety with Exhibit ‘N’.
15. That Section 21.80.160 - Table 13B: Civic space, be added in its entirety with Exhibit ‘O’.
16. That Section 21.80.170 - Table 14: Summary table, be replaced in its entirety with Exhibit ‘P’.
17. That Section 21.80.220 - Table 15E. Form-based code graphics – T6, be replaced in its entirety with Exhibit ‘Q’.
18. That Section 21.80.230 - Table 15F. Form-based code graphics - T6, be added in its entirety with Exhibit ‘R’.
19. That Section 21.80.240 - Table 16: Special district standards, be replaced in its entirety with Exhibit ‘S’.

20. That Section 21.80.250 - Table 17. Definitions illustrated, be replaced in its entirety with Exhibit 'T'.

SECTION 18. Except as herein amended, Title 21, SmartCode, of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED THIS _____ DAY OF _____, 2012.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew McElroy
Deputy Director - Planning